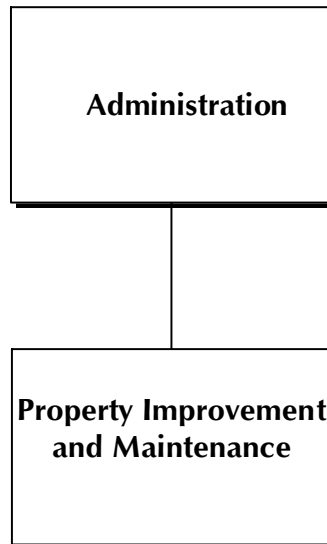


## Fund 969

### Public Housing Program Projects Under Modernization

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#### **Focus**

Fund 969, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment Authority (FCRHA). This grant program fund which was called the Comprehensive Grant Program (CGP) or the Modernization Program is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 967, Public Housing Under Management, which supports the daily maintenance and management of public housing properties.

Local public housing authorities submit a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD) as part of the housing authority's Five Year Plan. The plan is updated each year as part of the Annual Plan. HUD reviews the plan and releases the annual capital grant amount that supports administrative and planning expenses as well as improvements to one or more projects. Housing authorities may revise the annual plan/budget to substitute projects as long as they are part of the Five Year Plan.

Four grant positions are supported in this fund for the administration of the program to include monitoring of all construction in process for projects that have been approved by HUD.

The FCRHA submitted an improvement plan in June 2003 for Program Year 31 funding and received HUD approval for \$1,531,133. Program Year 31 funding of \$1,441,964 will provide for staff administration, management improvements and capital improvements for five projects: VA 0504, Capital Improvement Fund Year 31; VA 1904, Newington Station; VA 1906, Park; VA 1938, Kingsley Park; and VA 1940, Reston Town Center. In addition, replacement funding of \$89,169 is provided for capital replacement and staff administration for project VA 1938, Kingsley Park.

No funding is included for Fund 969, Public Housing Projects Under Modernization, in FY 2005 at this time. Funding will be allocated at the time of award from HUD.

# Fund 969

## Public Housing Program Projects Under Modernization

Position Summary		
<u>REAL ESTATE FINANCE AND GRANT</u>	1	Housing Community Developer III, G
<u>MANAGEMENT</u>	1	Engineer II, G
1 Housing Community Developer IV, G	1	Management Analyst I, G
<u>TOTAL POSITIONS</u>	G Denotes Grant Positions	
4 Positions / 4.0 Staff Years		

### Changes to FY 2004 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:

#### ◆ **Out-of-Cycle Adjustments** **\$1,531,133**

Subsequent to the FY 2003 Carryover Review, an allocation of \$1,531,133 provided for Program Year 31 funding including \$1,441,964 for staff administration, management improvements and capital improvements for five projects: VA 0504, Capital Improvement Fund Year 31; VA 1904, Newington Station; VA 1906, Park; VA 1938, Kingsley Park; VA 1940, Reston Town Center; and replacement funding of \$89,169 for capital replacement and staff administration for project VA 0500, Capital Replacement.

#### ◆ **Carryover Adjustments** **\$1,889,254**

As part of the FY 2003 Carryover Review, the Board of Supervisors approved an increase of \$1,889,254 due to the carryover of unexpended project balances in the amount of \$1,905,502, offset by project closeouts in the amount of \$16,248.

The following funding adjustments reflect all approved changes to the FY 2004 Revised Budget Plan from January 1, 2004 through April 19, 2004. Included are all adjustments made as part of the FY 2004 Third Quarter Review:

#### ◆ **Third Quarter Adjustments** **(\$14,990)**

As part of the FY 2004 Third Quarter Review, the Board of Supervisors approved a decrease of \$14,990 due to an offsetting reduction in FY 2004 for FY 2003 audit adjustments to Project VA 0503, Capital Improvements – Year 30.

#### ◆ **Out-of-Cycle Adjustments** **\$305,148**

Subsequent to the FY 2004 Third Quarter Review, an allocation of \$305,148 provided for Program Year 32 management improvements, administration, planning fees, site improvement and dwelling construction including Project VA 0505, Capital Fund Set-Aside, \$100,148, Project VA 1938, Kingsley Park, \$68,000, and Project VA 1940, Reston Towne Centre, \$137,000.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

# Fund 969

## Public Housing Program Projects Under Modernization

### FUND STATEMENT

#### Fund Type H96, Public Housing Program

#### Fund 969, Projects Under Modernization

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$2,109,614</b>	<b>\$0</b>	<b>\$2,173,574</b>	<b>\$284,320</b>	<b>\$299,310</b>
Revenue:					
HUD Authorizations <sup>1,2</sup>	\$0	\$0	\$1,836,281	\$0	\$0
HUD Reimbursements	2,286,384	0	0	0	0
<b>Total Revenue</b>	<b>\$2,286,384</b>	<b>\$0</b>	<b>\$1,836,281</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$4,395,998</b>	<b>\$0</b>	<b>\$4,009,855</b>	<b>\$284,320</b>	<b>\$299,310</b>
Expenditures:					
Capital/Related Improvements <sup>1,2</sup>	\$2,222,424	\$0	\$3,710,545	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,222,424</b>	<b>\$0</b>	<b>\$3,710,545</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$2,222,424</b>	<b>\$0</b>	<b>\$3,710,545</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance <sup>3</sup></b>	<b>\$2,173,574</b>	<b>\$0</b>	<b>\$299,310</b>	<b>\$284,320</b>	<b>\$299,310</b>

<sup>1</sup> Subsequent to the FY 2004 *Third Quarter Review*, an allocation of \$305,148 provided for Program Year 32 management improvements, administration, planning fees, site improvement and dwelling construction including Project VA 0505, Capital Fund Set-Aside, \$100,148, Project VA 1938, Kingsley Park, \$68,000, and Project VA 1940, Reston Towne Centre, \$137,000.

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$14,990 have been reflected as an increase to FY 2003 revenues and audit adjustments in the amount \$14,990 have been reflected as an increase to FY 2003 expenditures. This impacts the amount carried forward resulting in a net decrease of \$14,990 to the FY 2004 *Revised Budget Plan*. These adjustments have been included in the FY 2003 Comprehensive Annual Financial Report (CAFR). Details of the FY 2003 audit adjustments have been included in the FY 2004 Third Quarter Package.

<sup>3</sup> Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

# Fund 969

## Public Housing Program Projects Under Modernization

### FY 2005 Summary of Capital Projects

**Fund: 969 Public Housing, Projects Under Modernization**

Project #	Description	Total Project Estimate	FY 2003 Actual Expenditures	FY 2004 Revised Budget	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
VA0500	Capital Replacement		\$0.00	\$89,169.00	\$0	\$0
VA0501	Capital Improvement - Year 28	432,080	12,014.50	10,569.83	0	0
VA0502	Capital Improvement - Year 29	776,455	414,404.01	193,367.06	0	0
VA0503	Capital Improvement - Year 30	588,761	260,189.26	328,571.74	0	0
VA0504	Capital Improvement - Year 31	378,016	0.00	378,016.00	0	0
VA0505	Capital Improvement - Year 32	100,148	0.00	100,148.00	0	0
VA0701	Comp Grant - Year One	290,851	0.00	0.00	0	0
VA0702	Comp Grant - Year Two	346,829	0.00	0.00	0	0
VA0703	Comp Grant - Year Three	374,978	0.00	0.00	0	0
VA0704	Comp Grant - Year Four	386,386	0.00	0.00	0	0
VA0705	Comp Grant - Year Five	288,906	0.00	0.00	0	0
VA0706	Comp Grant - Year Six	276,087	0.00	0.00	0	0
VA0707	Comp Grant - Year Seven	267,251	0.00	0.00	0	0
VA0708	Comp Grant - Year Eight	391,601	0.00	0.00	0	0
VA1900	One University	19,939	0.00	0.00	0	0
VA1901	Audubon Apartments	443,156	248,544.00	0.00	0	0
VA1904	Newington Station	881,789	0.00	270,200.00	0	0
VA1905	Green Apartments	2,186,251	0.00	0.00	0	0
VA1906	Park	838,931	0.00	276,000.00	0	0
VA1913	Atrium	1,025,175	0.00	280,000.00	0	0
VA1925	Villages at Falls Church	261,985	257,368.50	0.00	0	0
VA1927	Robinson Square	926,099	0.00	158,628.00	0	0
VA1929	Sheffield Village Square	74,915	0.00	0.00	0	0
VA1930	Greenwood Apartments	2,370,502	7,787.12	0.00	0	0
VA1931	Briarcliff Phase II	465,692	222,765.76	0.00	0	0
VA1932	Westford Phase II	580,165	0.00	0.00	0	0
VA1933	Westford Phase I	779,894	0.00	0.00	0	0
VA1934	Westford Phase III	1,236,295	0.00	0.00	0	0
VA1935	Barros Circle	753,243	0.00	324,043.24	0	0
VA1936	Belle View Condominiums	371,742	39,095.55	93,228.45	0	0
VA1938	Kingsley Park	2,186,295	760,255.49	474,005.79	0	0
VA1940	Reston Towne Center	734,598	0.00	734,598.00	0	0
<b>Total</b>		<b>\$21,035,015</b>	<b>\$2,222,424.19</b>	<b>\$3,710,545.11</b>	<b>\$0</b>	<b>\$0</b>